

TITLE 5
OFFICE-RESIDENCE DISTRICTS

SUBTITLE 1. OVERVIEW; GENERAL REQUIREMENTS

PART I. OVERVIEW

§ 5-101. Design.

The Office-Residence District is designed primarily to accommodate office and residential uses in appropriate areas and locations.

§ 5-102. Regulatory intent.

The regulations for this district are intended:

- (1) to encourage sound development in the district; and
- (2) to promote the stability and desirability of the district and adjacent districts.

§ 5-103. Subdistricts.

The Office-Residence District is divided into 4 subdistricts for purposes of bulk regulations, as set forth in Subtitle 2 of this title.

PART II. GENERAL REQUIREMENTS

§ 5-104. In general.

In addition to the general provisions of Title 3 {“General Rules”} of this article and the regulations specified in this title for a particular subdistrict, the following provisions apply to all Office-Residence Subdistricts.

§ 5-105. Lot area.

(a) *In general.*

Except as specified in § 3-306(d) {“Preexisting lot of record”} of this article, no use may be established and maintained on a lot that is smaller than the size required by this title for that use in the subdistrict in which it is to be located.

(b) *Open space reduction.*

If the front, side, or rear lot line of a lot adjoins or is directly across a street or alley from a permanent open space that is at least 5 acres and at least 200 feet deep perpendicular to the lot line, the required lot area per dwelling unit may be reduced by up to 15%.

(c) *Computations.*

- (1) The maximum number of permitted dwelling units on a lot is determined by dividing the total

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area of the lot by the lot area requirement that applies to the subdistrict in which the lot is located.

- (2) A fraction of the total area that is 50% or more of the required lot area factor counts as an additional permitted dwelling unit.

§ 5-106. {Reserved}

§ 5-107. Yards.

(a) Accessory structures.

Accessory structures must comply with the yard requirements of the principal structure, except that:

- (1) in O-R-3 and O-R-4 Districts, an attached garage that is no more than 12 feet high need not comply with the rear yard requirements of the principal structure; and
- (2) in O-R-2, O-R-3, and O-R-4 Districts, an accessory garage attached to a multiple-family dwelling or an apartment hotel need not comply with any of the yard requirements of the principal structure.

(b) Using average of existing improvements.

- (1) This subsection applies to a subsequently-erected or -expanded structure on a block where lots having 50% or more of the frontage on the same side of a street and within 200 feet of either of the structure's side lot lines have already been improved with structures that have front yards of more or less depth than required by this title.
- (2) The required front-yard depth for the subsequently-erected or -expanded structure within that frontage is the average depth of the front yards of the already-improved lots, but in no case more than 30 feet.

§ 5-108. Floor area ratio.

(a) In general.

Floor area ratio requirements, as set forth in this title for each subdistrict, determine the maximum floor area allowable, for both principal and accessory structures, in direct ratio to the gross area of the lot.

(b) Open space reduction.

If the front, side, or rear lot line of a lot adjoins or is directly across a street or alley from a permanent open space that is at least 5 acres and at least 200 feet deep perpendicular to the lot line, the floor area ratio may be increased by up to 15%.

SUBTITLE 2. O-R DISTRICT

PART I. USE REGULATIONS

§ 5-201. Permitted uses.

In an O-R District, permitted uses are as follows:

- (1) Dwellings.
- (2) Apartment hotels.
- (3) Educational and cultural institutions: nonprofit or publicly owned, as follows:
 - (i) Elementary and secondary schools.
 - (ii) Community colleges, colleges, and universities — but not including trade schools.
 - (iii) Libraries and art galleries.
 - (iv) Museums, aquariums, and planetariums.
- (4) Foreign consulates and consular offices.
- (5) Offices: business, governmental, and professional — but not including sales and bulk storage of merchandise on the premises.
- (6) Recreational facilities: nonprofit or publicly owned, as follows:
 - (i) Athletic fields.
 - (ii) Parks and playgrounds.
 - (iii) Recreation buildings and community centers.
 - (iv) Tennis and lacrosse clubs.
- (7) Religious institutions, as follows:
 - (i) Churches, temples, and synagogues.
 - (ii) Convents, seminaries, and monasteries.
- (8) Rooming houses — but with no more than 10 rooming units in each structure.
- (9) Telephone exchanges.

§ 5-202. Accessory uses.

In an O-R District, accessory uses and structures include the following:

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- (1) As in an R-1 District, except that club houses or similar structures on the grounds of golf courses are not permitted.
- (2) Accessory shops in a multiple-family building that contains 50 or more dwelling and efficiency units or in a building that contains more than 20,000 square feet of gross floor area devoted to business and professional office use, subject to the following conditions:
 - (i) the uses are limited to dining room, cocktail lounge, drug store or pharmacy, newsstand, retail food shops, beauty shops, barber shops, and similar personal service shops primarily for the occupants of the building;
 - (ii) the use must be conducted entirely inside the building;
 - (iii) the aggregate of all such uses may not exceed 7% of the gross floor area of the building; and
 - (iv) no exterior advertising sign is allowed, except 1 non-illuminated or indirectly illuminated identification sign that:
 - (A) is limited to the name or description of the use;
 - (B) does not exceed 3 square feet;
 - (C) is no more than 12 feet high; and
 - (D) does not project more than 8 inches from the building.

§ 5-203. Conditional uses — Board approval required.

In an O-R District, conditional uses that require Board approval are as follows:

- (1) Accessory radio and television antennas that are free-standing or that extend more than 12 feet above the building on which they are mounted — but not including microwave antennas (satellite dishes).
- (2) Accessory microwave antennas (satellite dishes), as follows:
 - (i) A mounted satellite dish that:
 - (A) is attached to the front half of the roof of the principal building or to the rear half of the roof less than 5 feet beyond the center line; and
 - (B) has the following dimensions:
 1. if constructed of solid material, it:
 1. is over 4 feet in diameter; or

2. projects more than 6 feet from the building on which it is mounted; and
2. if constructed of expanded aluminum mesh or wire screen, it:
 1. is over 6 feet in diameter; or
 2. projects more than 8 feet from the building on which it is mounted.
- (ii) A free-standing satellite dish that is:
 - (A) more than 6 feet in diameter;
 - (B) more than 10 feet high; or
 - (C) not constructed of expanded aluminum mesh or wire screen.
- (3) Bed and breakfast establishments, subject to the condition that no sign or other advertising is allowed on the premises other than a nameplate in accordance with § 11-316 {"Nameplates"} of this article.
- (4) Bed and breakfast homes, subject to the condition that no sign or other advertising is allowed on the premises other than a nameplate in accordance with § 11-316 {"Nameplates"} of this article.
- (5) Clinics: medical and dental.
- (6) Clubs and lodges: nonprofit.
- (7) Day nurseries and nursery schools.
- (8) Foster homes for more than 6 children.
- (9) Fraternity and sorority houses: off-campus.
- (10) Governmental services, as follows:
 - (i) Fire and police stations.
 - (ii) Post offices.
 - (iii) Sewerage pumping stations.
 - (iv) Water filtration plants, reservoirs, and pumping stations.
- (11) Health and medical institutions: for care of aged or children.
- (12) Helistops.

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- (13) Marinas: recreational.
- (14) Marinas: recreational boat launch/tie up.
- (15) Multi-purpose neighborhood centers.
- (16) Philanthropic and charitable institutions.
- (17) Public utility uses, as follows:
 - (i) Antenna towers, microwave relay towers, and similar installations for communications transmission or receiving.
 - (ii) Bus and transit turnarounds and passenger shelters.
 - (iii) Railroad rights-of-way and passenger stations — but not including railroad yards and shops.
 - (iv) Repeater, transformer, pumping, booster, switching, conditioning, and regulating stations, and similar installations.
- (18) Radio stations.
- (19) Recycling collection stations when an accessory use to a school, church, recreation facility, or public facility.
- (20) Rooming houses with 11 or more rooming units.
- (21) Swimming pools: nonprofit or publicly owned.
- (22) Travel trailers, recreational vehicles, and similar camping equipment: parking or storage.
- (23) Uses accessory to a conditional use listed above.

§ 5-204. Conditional uses — Ordinance required.

In an O-R District, conditional uses that require approval by ordinance are as follows:

- (1) Community correction centers.
- (2) Convalescent, nursing, and rest homes.
- (3) Hospitals.
- (4) Housing for the elderly.
- (5) Massage therapists' offices.

- (6) Nonprofit homes for the rehabilitation of non-bedridden alcoholics and for the care and custody of homeless persons.
- (7) Parking, open off-street areas and off-street garages, other than accessory, for the parking of 4 or more automobiles.
- (8) Parole and probation field offices.
- (9) Planned unit developments: office-residential.
- (10) Substance abuse treatment centers.

§ 5-205. {Reserved}

PART II. BULK REGULATIONS

§ 5-206. Lot area.

(a) *In general.*

For each dwelling, efficiency, or rooming unit in an O-R District, the minimum lot area is as specified in this section.

(b) *O-R-1 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the minimum lot area in an O-R-1 District is:

- (i) 1,250 square feet per rooming unit.
- (ii) 1,675 square feet per efficiency unit.
- (iii) 2,500 square feet per other dwelling unit.

(2) *Housing for elderly.*

The minimum lot area for housing for the elderly in an O-R-1 District is:

- (i) 500 square feet per efficiency unit.
- (ii) 750 square feet per other dwelling unit.

(c) *O-R-2 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the minimum lot area in an O-R-2

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District is:

- (i) 275 square feet per rooming unit.
- (ii) 375 square feet per efficiency unit.
- (iii) 550 square feet per other dwelling unit.

(2) *Housing for elderly.*

The minimum lot area for housing for the elderly in an O-R-2 District is:

- (i) 135 square feet per efficiency unit.
- (ii) 200 square feet per other dwelling unit.

(d) *O-R-3 and O-R-4 Districts.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the minimum lot area in an O-R-3 and O-R-4 District is:

- (i) 100 square feet per rooming unit.
- (ii) 135 square feet per efficiency unit.
- (iii) 200 square feet per other dwelling unit.

(2) *Housing for elderly.*

The minimum lot area for housing for the elderly in an O-R-3 and O-R-4 District is:

- (i) 80 square feet per efficiency unit.
- (ii) 120 square feet per other dwelling unit.

§ 5-207. Yards.

(a) *In general.*

The minimum yard requirements in an O-R District are as specified in this section.

(b) *Front.*

- (1) In an O-R-1 District — at least 20 feet deep.
- (2) In an O-R-2 District — at least 10 feet deep.

(3) In an O-R-3 and O-R-4 District — none required.

(c) *Interior side.*

None required. However, where an interior side yard is provided, it must be at least 10 feet deep.

(d) *Street corner side.*

(1) In an O-R-1 District — at least 30 feet deep.

(2) In an O-R-2 District — at least 10 feet deep.

(3) In an O-R-3 and O-R-4 District — none required.

(e) *Rear.*

(1) In an O-R-1 District — at least 30 feet deep.

(2) In an O-R-2 District — at least 10 feet deep.

(3) In an O-R-3 and O-R-4 District — at least 10 feet deep.

(f) *Along Residence District boundaries.*

If any part of a side lot line in an O-R District coincides with a side or rear lot line in an adjoining Residence District, a minimum 10-foot yard must be provided on the Office-Residence lot wherever the lot lines so coincide.

§ 5-208. Floor area ratio.

(a) *In general.*

The maximum floor area ratios in an O-R District are as specified in this section.

(b) *O-R-1 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the floor area ratio in an O-R-1 District may not exceed 1.0.

(2) *Housing for elderly.*

The floor area ratio for housing for the elderly in an O-R-1 District may not exceed 1.5.

(3) *Height limitations.*

In any event, no structure in an O-R-1 District may be higher than 40 feet.

(c) *O-R-2 District.*

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(1) *General.*

Except as specified in paragraph (2) of this subsection, the floor area ratio in an O-R-2 District may not exceed 3.0.

(2) *Housing for elderly.*

The floor area ratio for housing for the elderly in an O-R-2 District may not exceed 5.5.

(d) *O-R-3 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the floor area ratio in an O-R-3 District may not exceed 6.0.

(2) *Housing for elderly.*

The floor area ratio for housing for the elderly in an O-R-3 District may not exceed 9.0.

(e) *O-R-4 District.*

The floor area ratio in an O-R-4 District may not exceed 12.0.